

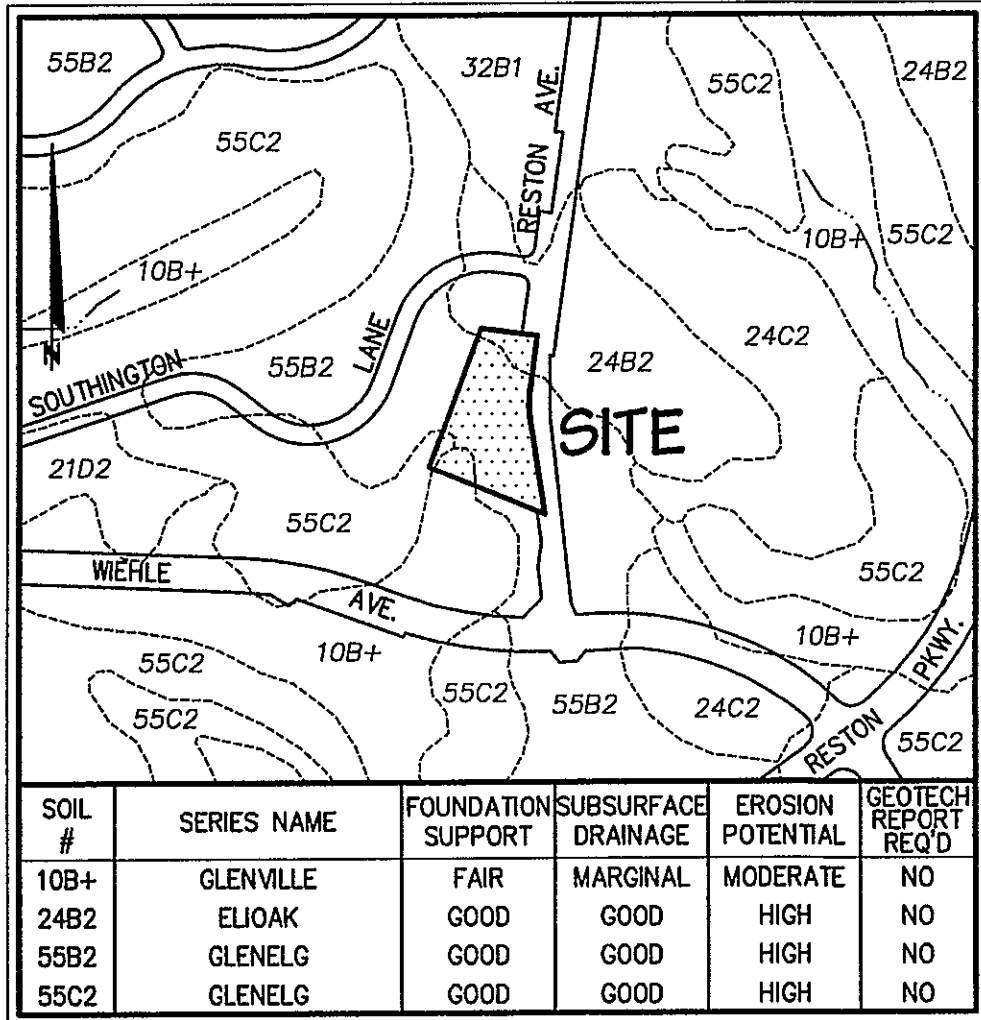
GENERALIZED DEVELOPMENT PLAN

CROCKER PROPERTY

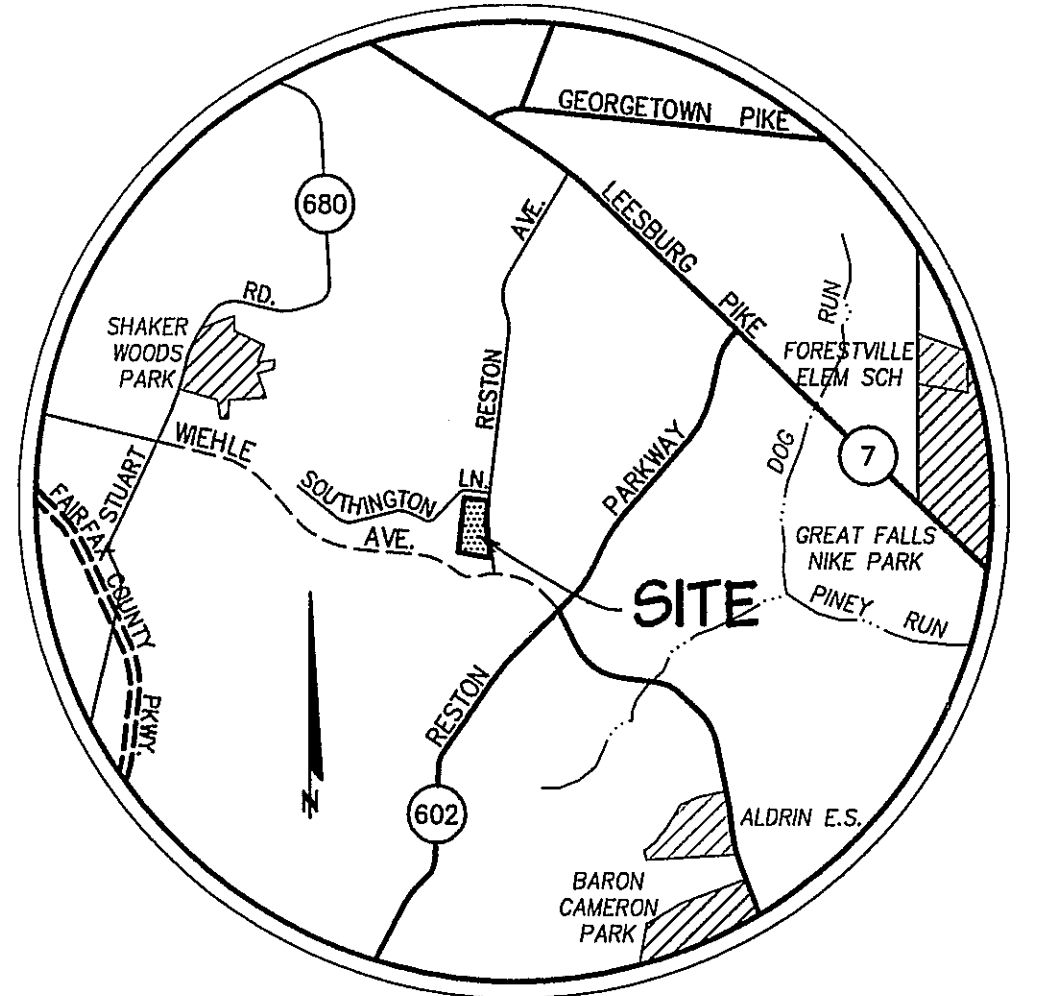
RZ 2001-HM-052

HUNTER MILL DISTRICT

FAIRFAX COUNTY, VIRGINIA



- NOTES
- THE PROPERTY DELINEATED ON THIS PLAN IS LOCATED ON FAIRFAX COUNTY TAX ASSESSMENT MAP NUMBER 11-2((1)) PARCEL 47A. THE SITE IS CURRENTLY ZONED R-1. THE PROPOSED ZONING IS R-2.
 - THE PROPERTY HEREON IS CURRENTLY IN THE OWNERSHIP OF DARYL A. AND CAROL ANN CROCKER IN DEED BOOK 9237 AT PAGE 614 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA; AND CAROL ANN CROCKER IN WILL BOOK 532 AT PAGE 1880.
 - BOUNDARY INFORMATION TAKEN FROM A FIELD RUN SURVEY BY CHARLES P. JOHNSON & ASSOCIATES, DATED AUGUST 2001.
 - EXISTING TOPOGRAPHIC INFORMATION TAKEN FROM A FIELD RUN SURVEY BY CHARLES P. JOHNSON & ASSOC., DATED AUGUST 2001. CONTOUR INTERVAL EQUALS TWO FEET USGS NGVD 1929.
 - THERE IS NO 100-YEAR FLOODPLAIN ON-SITE. NO FLOODPLAIN OR DRAINAGE STUDIES ARE REQUIRED FOR THIS PROJECT.
 - THERE ARE NO RESOURCE PROTECTION AREAS (RPAs) OR ENVIRONMENTAL QUALITY CORRIDORS (EQCs) ON-SITE. A WATER QUALITY IMPACT ASSESSMENT WILL NOT BE REQUIRED.
 - TO THE BEST OF OUR KNOWLEDGE, THE SITE HAS NO SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION AND PRESERVATION.
 - TO THE BEST OF OUR KNOWLEDGE, THERE AREA NO KNOWN GRAVES, OBJECTS, OR STRUCTURES MARKING A PLACE OF BURIAL.
 - ALL EXISTING WELLS ON-SITE ARE TO BE CAPPED AND ABANDONED IN ACCORDANCE WITH HEALTH DEPARTMENT REGULATIONS.
 - EXISTING STRUCTURES ARE TO BE REMOVED. THE EXISTING DWELLING WAS CONSTRUCTED IN 1952.
 - TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 116.4, 302.4, AND 355; HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA / DEPARTMENT OF WASTE MANAGEMENT VR 672-10-1 - VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATION; AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280; TO BE GENERATED, UTILIZED, STORED, TREATED, AND/OR DISPOSED OF ON-SITE.
 - SEE SHEET 3 FOR DESCRIPTION OF EXISTING VEGETATION.
 - THERE ARE NO AFFORDABLE DWELLING UNITS (ADUs) REQUIRED FOR THIS PROJECT.
 - THE ARE NO ZONING OVERLAY DISTRICTS.
 - IN ACCORDANCE WITH THE ADOPTED COMPREHENSIVE PLAN, THE PROPOSED DEVELOPMENT WILL PROVIDE RESIDENTIAL DEVELOPMENT AT 1.38 DWELLING UNITS PER ACRE AND WILL CONFORM TO ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS EXCEPT AS NOTED BELOW:
 - A WAIVER OF STORMWATER MANAGEMENT REQUIREMENTS
 - A MODIFICATION OF BEST MANAGEMENT PRACTICES REQUIREMENTS TO ALLOW INNOVATIVE BMPs.
 - A MODIFICATION OF PFM SECTION 12-403.9B TO ALLOW PLANTING WITHIN 5 FEET OF A UTILITY EASEMENT
 - PROPOSED PUBLIC IMPROVEMENTS:
 - A. WATER SERVICE TO BE PROVIDED BY AN EXISTING 16" MAIN LOCATED IN RESTON AVENUE.
 - B. SANITARY SERVICE TO BE PROVIDED BY AN EXISTING 8" MAIN LOCATED TO THE SOUTHWEST OF THE SITE.
 - PARKING SPACES WILL BE PROVIDED AS GENERALLY SHOWN ON THE GENERALIZED DEVELOPMENT PLAN. THE NUMBER OF PARKING SPACES MAY BE INCREASED OR DECREASED FROM THAT NUMBER REPRESENTED IN THAT TABULATION AS LONG AS THE MINIMUM NUMBER OF SPACES IS PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE.
 - NO DENSITY REDUCTIONS ARE REQUIRED BY ZONING ORDINANCE SECTION 2-308.
 - THERE ARE NO RECREATIONAL FACILITIES PROPOSED WITH THIS DEVELOPMENT.
 - SPECIAL AMENITIES ARE NOT PROPOSED WITH THIS PLAN.
 - A DEVELOPMENT SCHEDULE HAS NOT BEEN DETERMINED AT THIS TIME.
 - ARCHITECTURAL SKETCHES ARE NOT AVAILABLE AT THIS TIME.
 - A TRAIL IS REQUIRED FOR THIS PROJECT PER THE FAIRFAX COUNTY TRAILS PLAN.
 - MODIFICATIONS TO THE BUILDING FOOTPRINTS, LOT AREAS, UTILITY LAYOUT, AND LIMITS OF CLEARING AND GRADING MAY OCCUR WITH THE FINAL ENGINEERING DESIGN.



Application No. RZ-2001-HM-052 Staff: D. Johnson
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 12/8/02
Date of (BOS) (PC) approval 12/9/02
Sheet 1 of 5

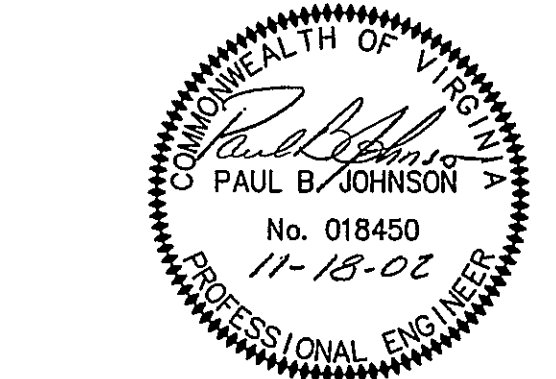
SITE TABULATIONS

SITE AREA:	
LOT AREA	80,301.26 ± (1.843 Ac)
RIGHT-OF-WAY DEDICATION	14,520.21 ± (0.333 Ac)
TOTAL	94,821.47 ± (2.177 Ac)

R-2 ZONE

	REQUIRED	PROVIDED
NUMBER OF UNITS	---	3 SINGLE-FAMILY DETACHED
DENSITY	2 DU/AC (MAX.)	1.38 DU/AC
MINIMUM LOT AREA	18,000±	18,000±
AVERAGE LOT AREA	N/A	24,023± ±
MINIMUM LOT WIDTH	INTERIOR LOT - 100' CORNER LOT - 125'	INTERIOR LOT - 100' CORNER LOT - N/A
MAXIMUM BUILDING HEIGHT	35'	35'
SETBACKS:		
FRONT	35'	35'
SIDE	15'	15'
REAR	25'	25'
PARKING	2 SPACES/ UNIT	2 SPACES/ UNIT

DEVELOPER	TABLE OF CONTENTS
KEYSTONE 10875 MAIN STREET SUITE 110 FAIRFAX, VIRGINIA 22030 (703) 591-1414	1. COVER SHEET 2. GENERALIZED DEVELOPMENT PLAN 3. GDP - ALTERNATE LAYOUT 4. GDP - ALTERNATE LAYOUT 5. EXISTING VEGETATION MAP

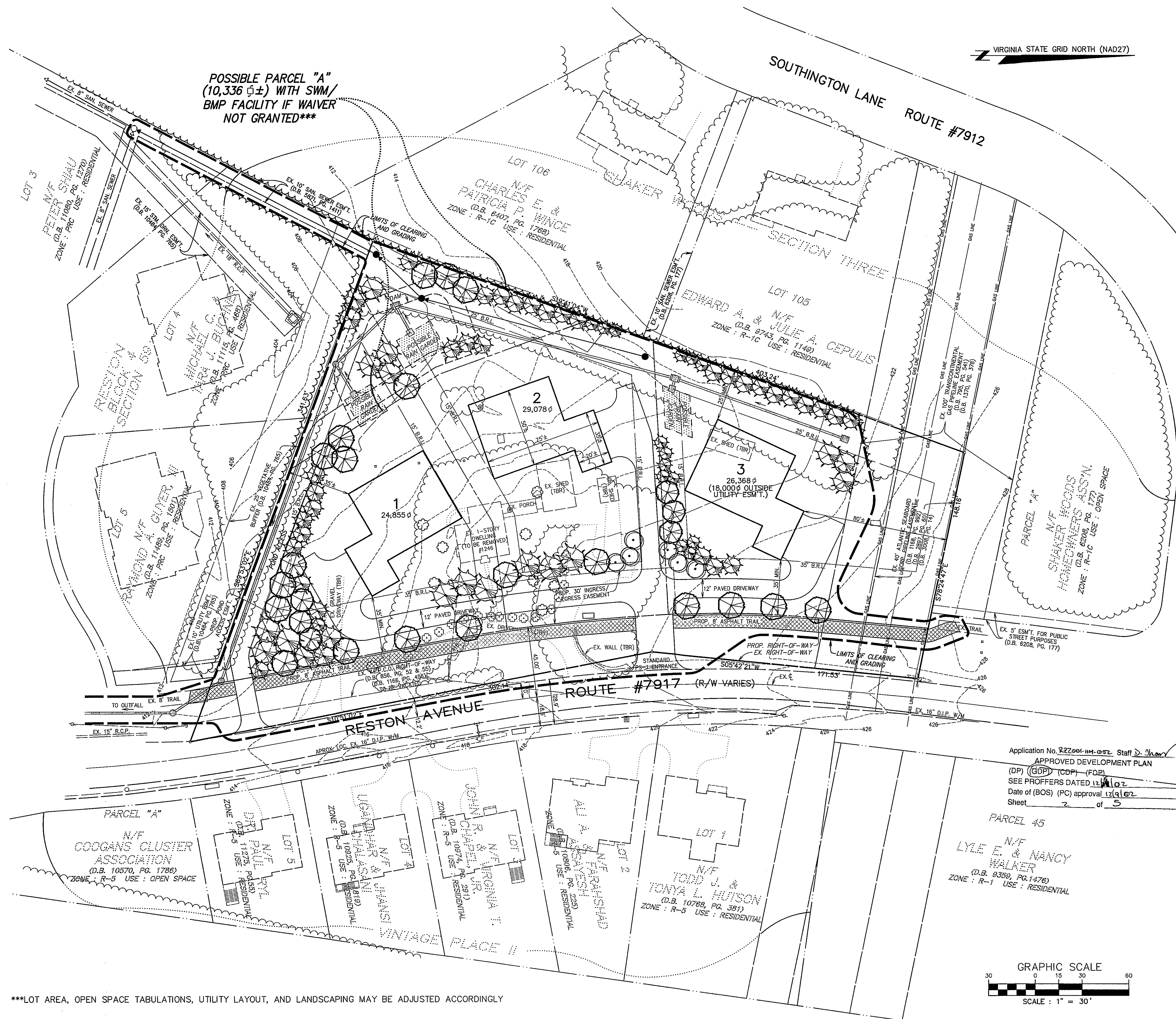


CPI Charles P. Johnson & Associates, Inc.
PLANNERS ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS
3959 PENDER DRIVE, SUITE 210 FAIRFAX, VIRGINIA 22030 (703) 385-7555
SILVER SPRING, MD FAX (703) 273-8595

DATE : AUGUST 14, 2001
REVISED : NOVEMBER 16, 2001
JANUARY 15, 2002
JANUARY 29, 2002
MARCH 8, 2002
APRIL 19, 2002
NOVEMBER 18, 2002

RECEIVED
Department of Planning & Zoning
NOV 18 2002
Zoning Evaluation Division

SHEET 1 OF 5
CROCKER PROPERTY



GRAPHIC SCALE

30 0 15 30 6

SCALE : 1" = 30'

[illegible]

Plotted: 11/18/02 09:13 Acad Dwg: N:\01558\DWG\00-G0411.DWG

SITE TABULATIONS

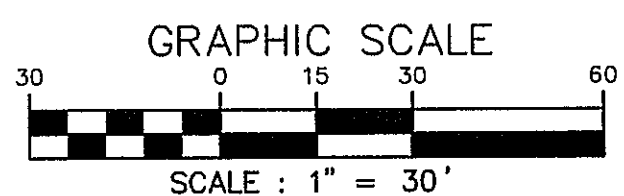
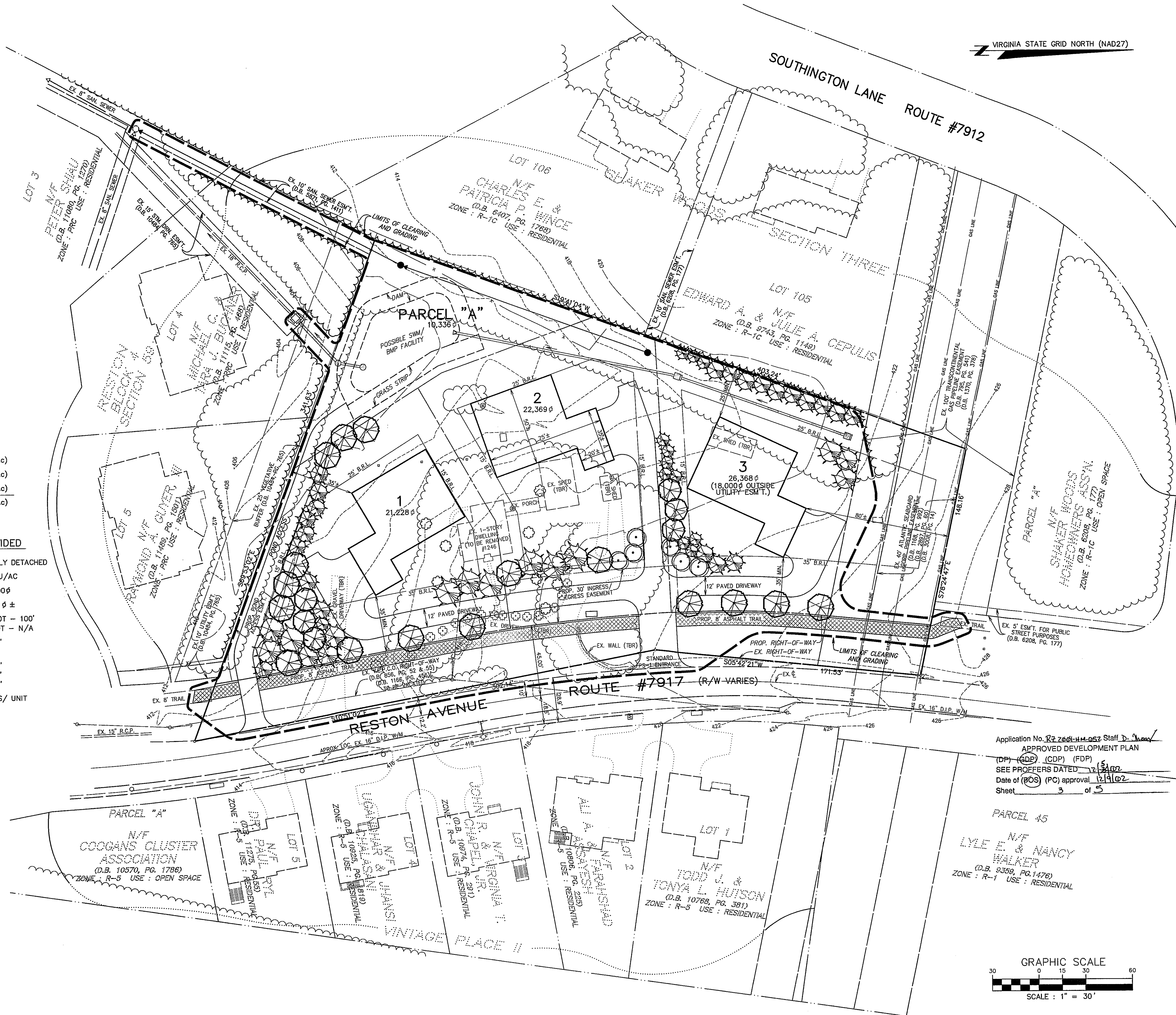
SITE AREA:	
LOT AREA	69,965.12 ± (1.606 Ac)
PARCEL "A"	10,336.14 ± (0.237 Ac)
RIGHT-OF-WAY DEDICATION	14,520.21 ± (0.333 Ac)
TOTAL	94,821.47 ± (2.177 Ac)

R-2 ZONE

	REQUIRED	PROVIDED
NUMBER OF UNITS	---	3 SINGLE-FAMILY DETACHED
DENSITY	2 DU/AC (MAX.)	1.38 DU/AC
MINIMUM LOT AREA	18,000 ±	18,000 ±
AVERAGE LOT AREA	N/A	23,321 ±
MINIMUM LOT WIDTH	INTERIOR LOT - 100' CORNER LOT - 125'	INTERIOR LOT - 100' CORNER LOT - N/A
MAXIMUM BUILDING HEIGHT	35'	35'
SETBACKS:		
FRONT	35'	35'
SIDE	15'	15'
REAR	25'	25'
PARKING	2 SPACES/ UNIT	2 SPACES/ UNIT

LEGEND

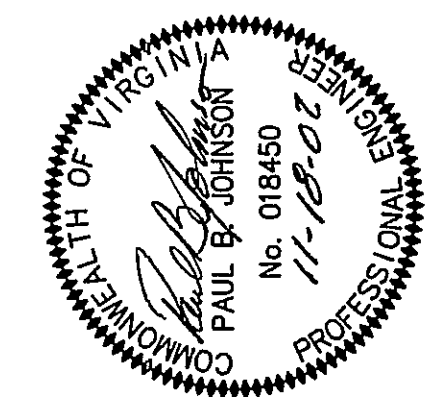
- LIMITS OF CLEARING & GRADING
- EXISTING TREELINE
- PROPOSED TREELINE
- EXISTING UTILITY LINE & POLE
- EX. SAN. SEWER & EASEMENT
- PROPOSED SANITARY SEWER
- EX. STORM DRAIN & EASEMENT
- PROPOSED STORM DRAIN
- EX. WATERMAIN & EASEMENT
- PROPOSED WATERMAIN
- SHADE TREE (2"-2.5" CAL.)
(E.G.: MAPLE, OAK, ASH, BIRCH)
- EVERGREEN TREE (6'-8' HGT.)
(E.G.: PINE, CYPRESS, SPRUCE, HOLLY)
- ORNAMENTAL TREE (2"-2.5" CAL.)
(E.G.: DOGWOOD, MAGNOLIA)



Application No. RZ 708-HM-052 Staff D. Jones
 APPROVED DEVELOPMENT PLAN
 (DP) (SDP) (CDP) (FDP)
 SEE PROFFERS DATED 12/5/02
 Date of (BOS) (PC) approval 12/9/02
 Sheet 3 of 5

GENERALIZED DEVELOPMENT PLAN ALTERNATE LAYOUT **CROCKER PROPERTY**

HUNTER MILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA

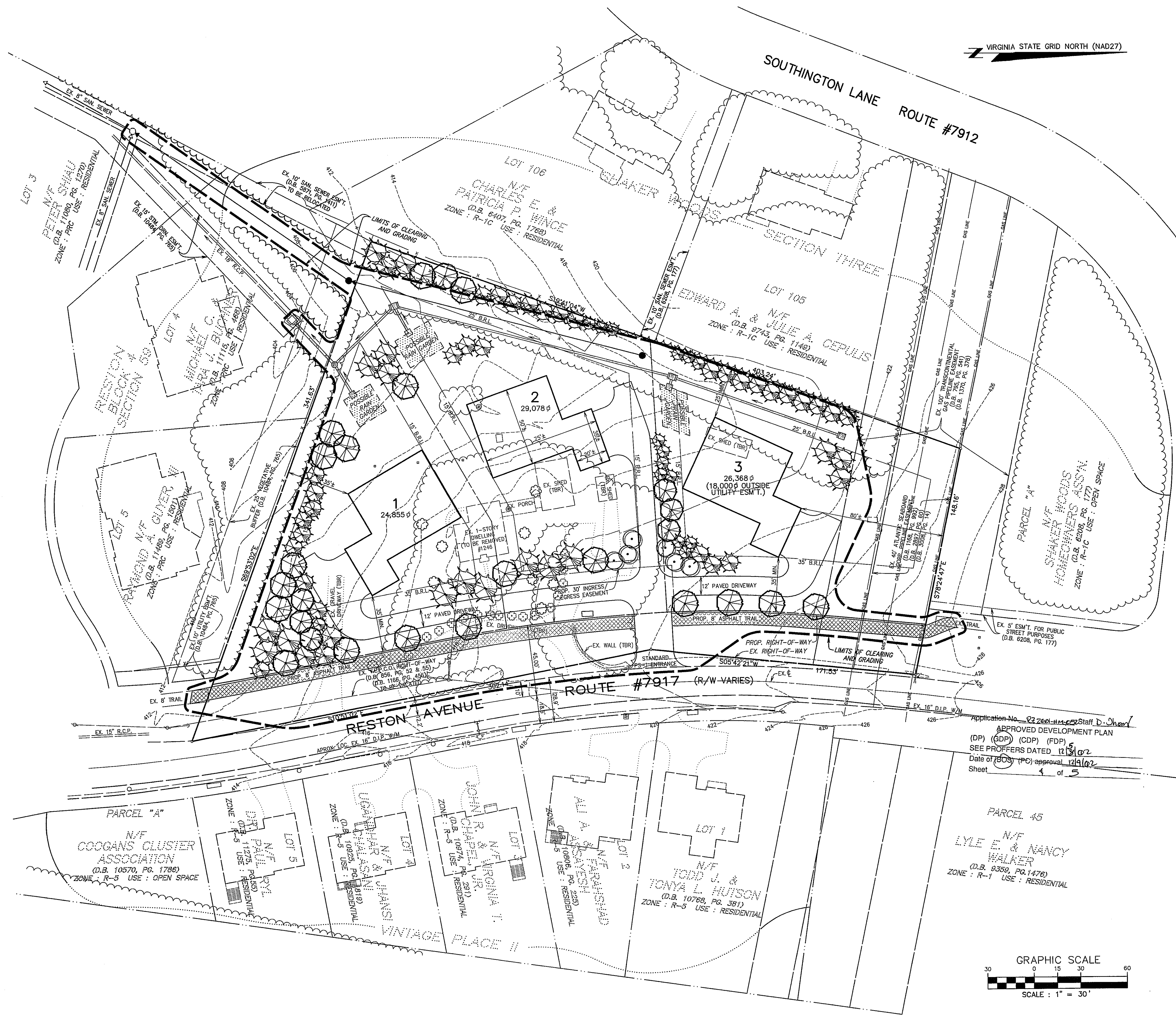


NO.	DATE	REVISION	PROJ. TO APPROVAL
DESIGN	DRAFT	KJV	
APPROVED	HMF		
DATE	NOV. 2002	SCALE	1" = 30'
SHEET	3	OF	5
FILE NO.	01-558-203		

CPJ
 Associates
 Charles P. Johnson & Associates, Inc.
 PLANNERS ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS
 3959 FENDER DRIVE SUITE 210 FAIRFAX, VIRGINIA 22030 (703)985-7555
 SILVER SPRING, MD FAX (703)273-6885

LEGEND

- LIMITS OF CLEARING & GRADING
- EXISTING TREELINE
- PROPOSED TREELINE
- EXISTING UTILITY LINE & POLE
- EX. SAN. SEWER & EASEMENT
- PROPOSED SANITARY SEWER
- EX. STORM DRAIN & EASEMENT
- PROPOSED STORM DRAIN
- EX. WATERMAIN & EASEMENT
- PROPOSED WATERMAIN
- SHADE TREE (2"-2.5" CAL.)
(E.G.: MAPLE, OAK, ASH, BIRCH)
- EVERGREEN TREE (6'-8' HGT.)
(E.G.: PINE, CYPRESS, SPRUCE, HOLLY)
- ORNAMENTAL TREE (2"-2.5" CAL.)
(E.G.: DOGWOOD, MAGNOLIA)



VIRGINIA STATE GRID NORTH (NAD27)

GENERALIZED DEVELOPMENT PLAN
ALTERNATE LAYOUT

CROCKER PROPERTY

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA



NO.	DATE	REVISION	DESCRIPTION
1			
2			
3			
4			
5			

DESIGN	DRAFT	DATE	SCALE
HMF	KJV	NOV. 2002	1" = 30'
APPROVED	HMF		

SHEET 4 OF 5

FILE NO.: 01-558-204

Charles P. Johnson & Associates, Inc.
PLANNERS ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS
3989 PRUDER DRIVE SUITE 210 FAIRFAX, VIRGINIA 22030 (703)985-7555
SILVER SPRING, MD (703)273-8595

RZ 01-HM-052

